

14719 US Highway 290 E | Manor, TX 78653

COMMERCIAL
MARKET EXCHANGE

Land For Sale

MANOR, TEXAS



MARTHA DENHAM

martha@cmeatx.com // 512.939.3809



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PROPERTY DESCRIPTION

COMMERCIAL
MARKET EXCHANGE

| 14719 US HIGHWAY 290 E | MANOR, TX



PROPERTY DESCRIPTION

Strategic Positioning in the Heart of Central Texas's Tech Expansion

Positioned directly on the primary arterial connecting Austin to Houston, 14719 US Highway 290 E represents a premier investment opportunity in one of the fastest-growing submarkets in the United States. This site offers unparalleled visibility and strategic logistical advantages for investors looking to capitalize on the massive industrial and residential migration to Northeast Austin.

Investment Highlights

High-Velocity Growth Corridor:

Located in Manor, TX—a city experiencing explosive double-digit annual growth—this property sits in the path of progress between Austin's urban core and the Samsung Semiconductor plant in Taylor.

Unrivaled Visibility & Access:

Boasting direct frontage on US Highway 290, the site benefits from high daily traffic counts and easy ingress/egress, essential for retail, industrial, or mixed-use development.

Proximity to Major Demand Drivers:

Situated minutes from the Tesla Gigafactory, Samsung, and the Applied Materials campus, the property is perfectly anchored within the "Silicon Prairie" tech hub.

Connectivity:

Exceptional transit links via SH-130 and IH-35, providing seamless distribution and commuting routes to the Austin-Bergstrom International Airport and the greater Central Texas region.

Flexible Value-Add Potential:

The site's location and zoning potential offer a "blank canvas" for savvy developers or owner-users seeking to capture the escalating demand for commercial services in a supply-constrained market.

The Opportunity

As the Austin MSA continues to expand eastward, properties with direct Highway 290 frontage are becoming increasingly scarce. This is a rare chance to secure a strategic foothold in a high-barrier-to-entry market defined by robust capital appreciation and long-term economic stability.

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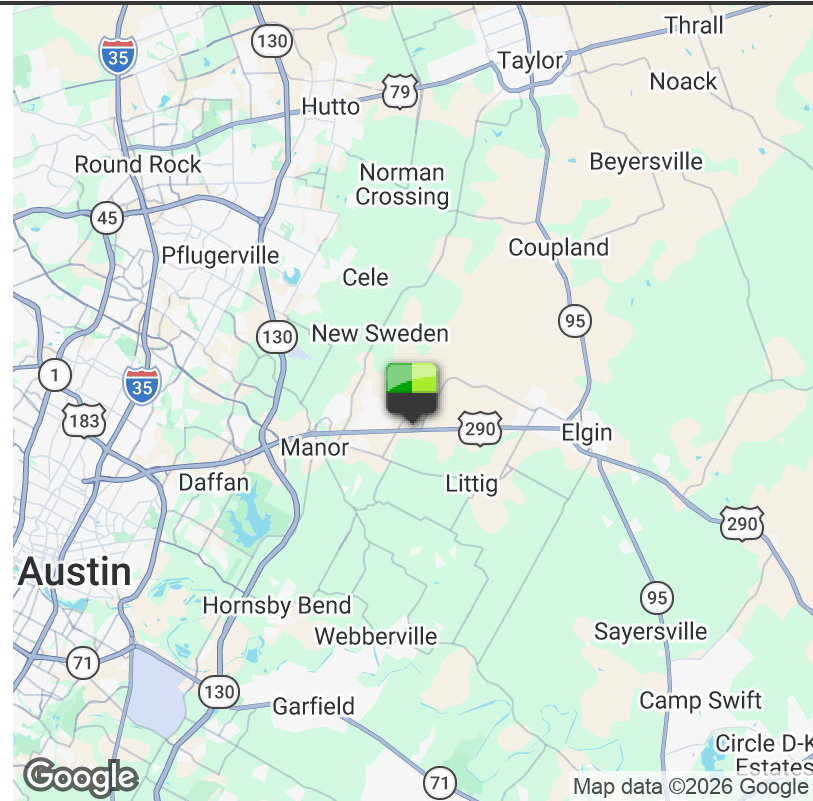


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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- Strong morning West-bound and evening East-bound traffic patterns
- Early mover advantage, peak Austin-level counts are still increasing in this fast-growing secondary corridor
- Ideal for investment propositions such as: Industrial / yard / contractor uses, Highway retail (fuel, storage, service-based), Land hold with upside
- Opportunity Zone
- Approximately 498ft of Frontage
- 6 Structures on property with short term leases. Houses can be left or removed with sale

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	4
Lot Size:	12.655 Acres
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	314	7,344	42,227
Total Population	1,094	23,830	129,995
Average HH Income	\$87,947	\$83,288	\$90,588

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ADDITIONAL PHOTOS

| 14719 US HIGHWAY 290 E | MANOR, TX

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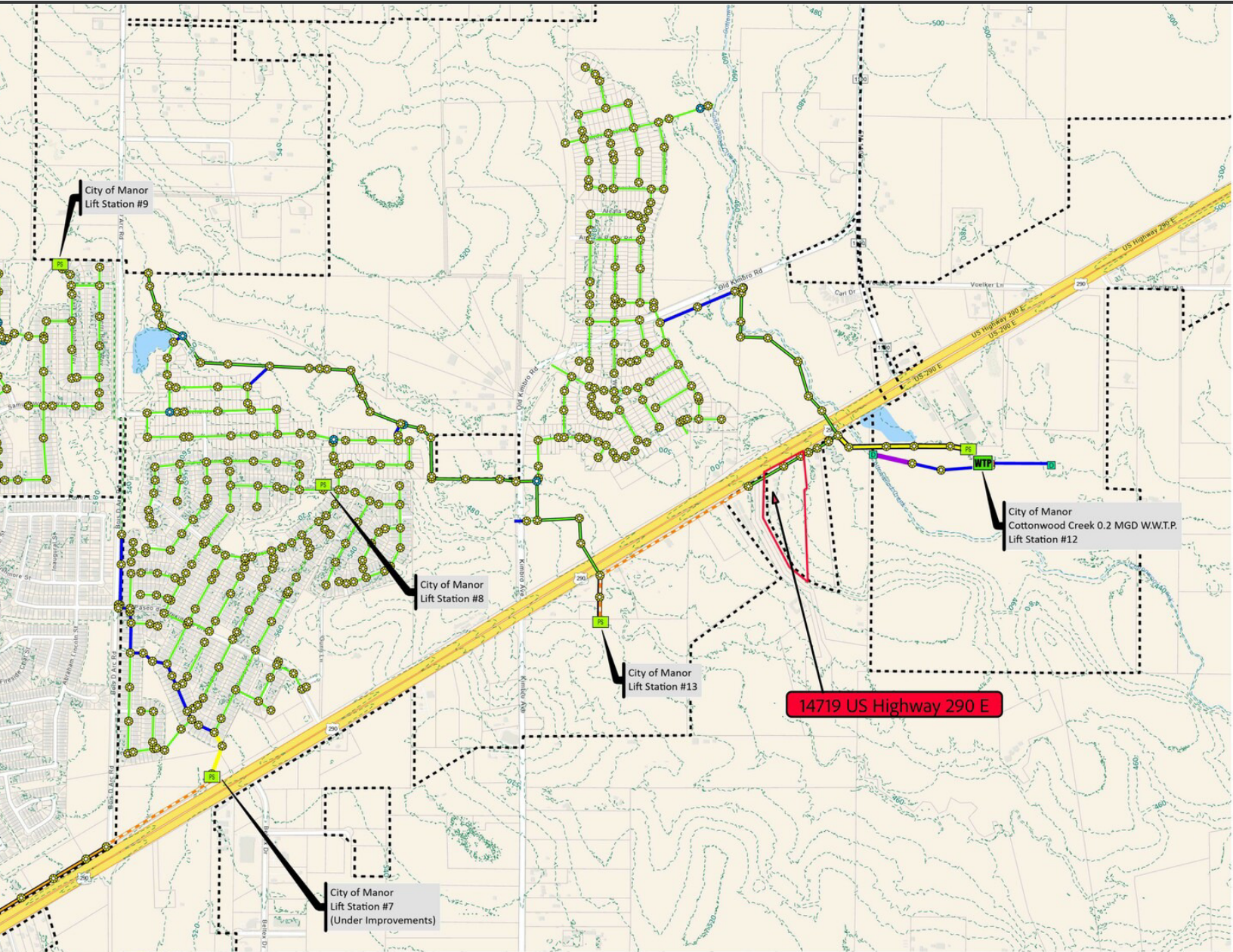
LOCATION MAP

| 14719 US HIGHWAY 290 E | MANOR, TX

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CITY OF MANOR WASTEWATER COLLECTION SYSTEM MAP

Last Updated: 10/18/2023

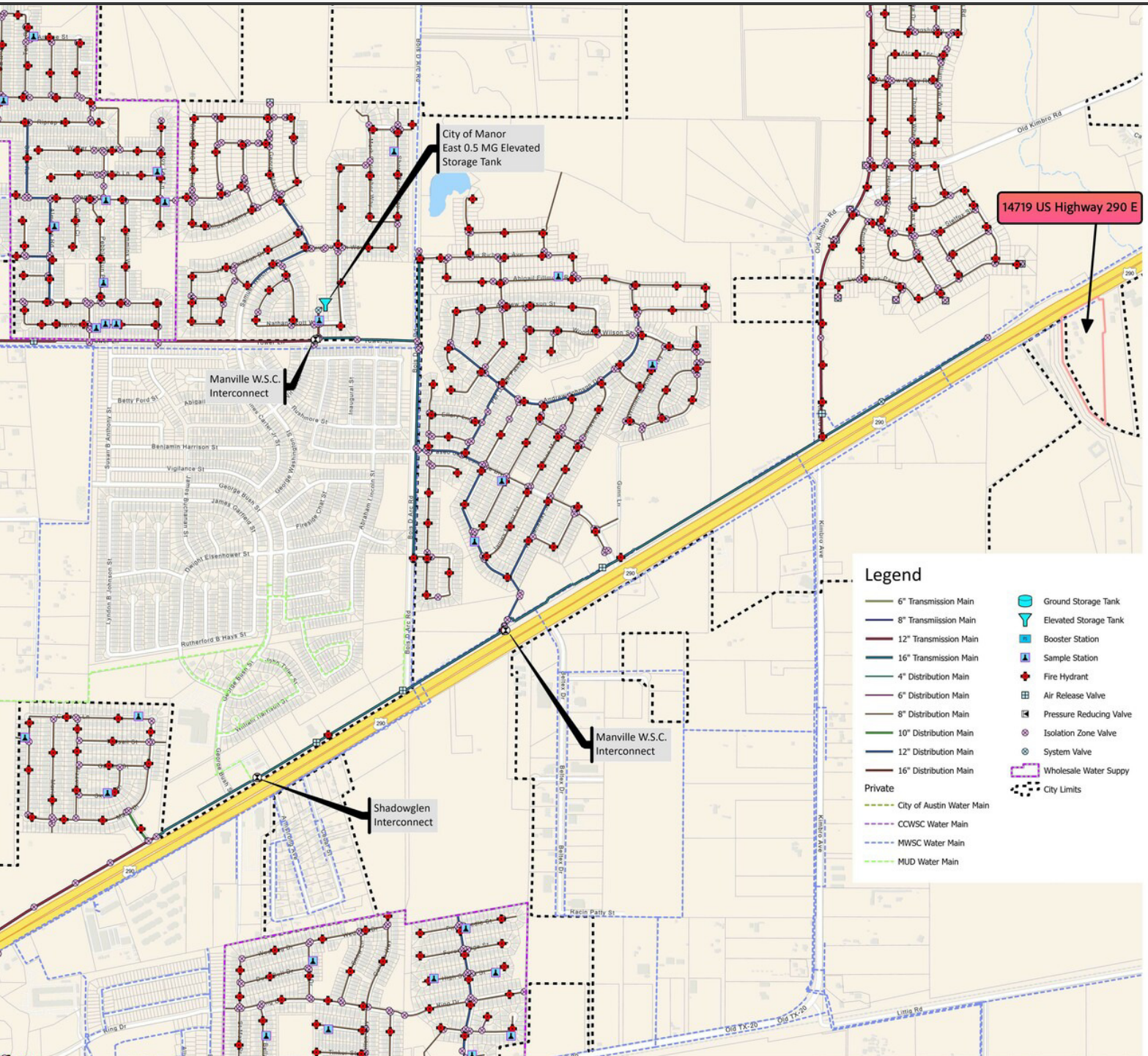
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Legend

- 6" Transmission Main
- 8" Transmission Main
- 12" Transmission Main
- 16" Transmission Main
- 4" Distribution Main
- 6" Distribution Main
- 8" Distribution Main
- 10" Distribution Main
- 12" Distribution Main
- 16" Distribution Main
- Private
- City of Austin Water Main
- CCWSC Water Main
- MWSC Water Main
- MUD Water Main
- Ground Storage Tank
- Elevated Storage Tank
- Booster Station
- Sample Station
- Fire Hydrant
- Air Release Valve
- Pressure Reducing Valve
- Isolation Zone Valve
- System Valve
- Wholesale Water Supply
- City Limits



CITY OF MANOR
WATER DISTRIBUTION SYSTEM MAP

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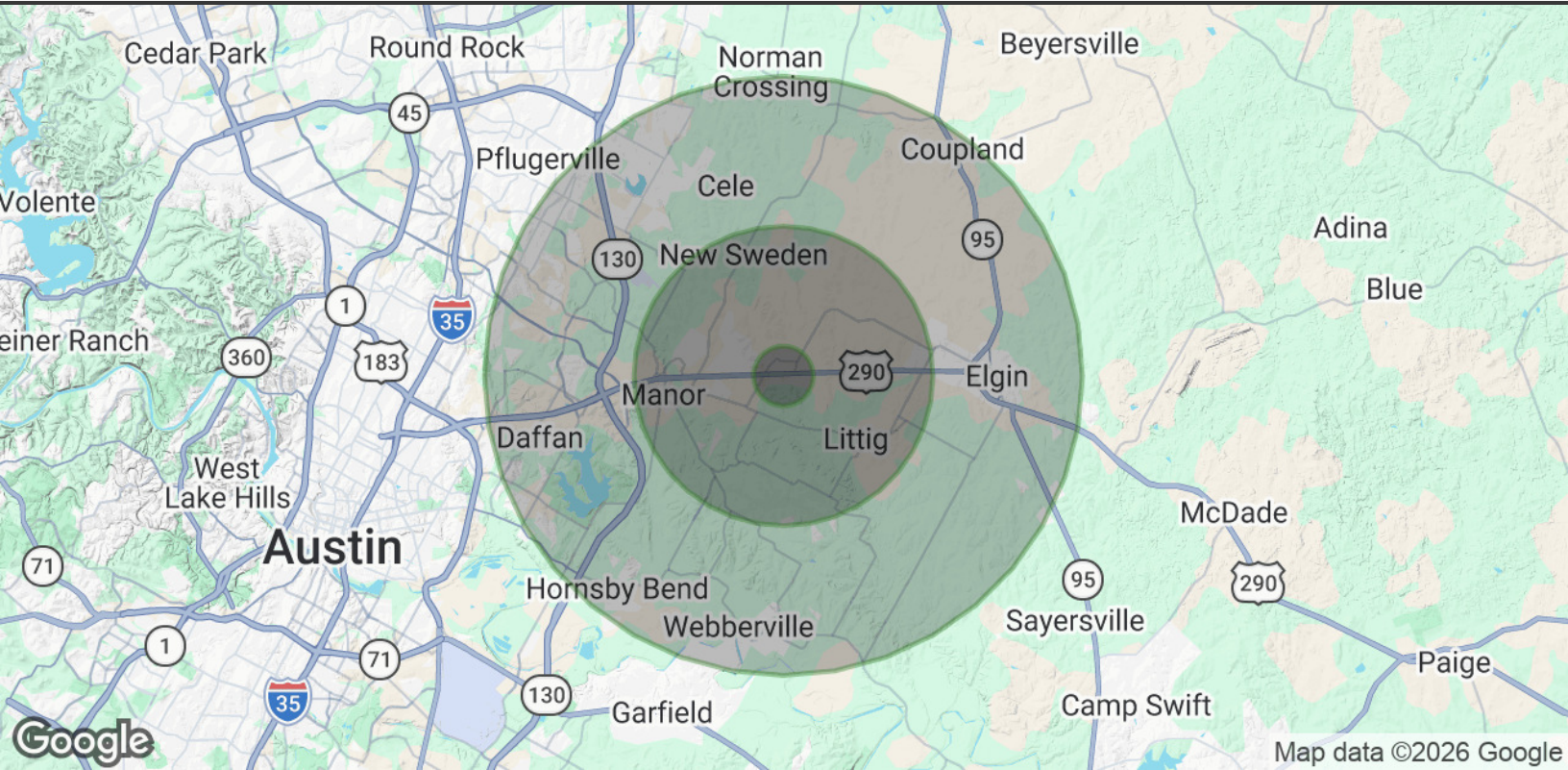


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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,094	23,830	129,995
Average Age	27.5	29.5	33.4
Average Age (Male)	27.1	29.9	32.5
Average Age (Female)	28.2	29.4	34.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	314	7,344	42,227
# of Persons per HH	3.5	3.2	3.1
Average HH Income	\$87,947	\$83,288	\$90,588
Average House Value	\$228,279	\$213,784	\$223,427

2020 American Community Survey (ACS)

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